

23398

KNOW ALL MEN BY THESE PRESENTS, That JANET DETZ

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ALBERT W. WILDER, SR. And CECEILIA L. WILDER, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ Section 29, Township 34 South, Range 7 East of the Willamette Meridian, EXCEPTING THEREFROM the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, Klamath County, Oregon.

SUBJECT, however, to the following:

1. Reservations as set forth in Patent from the United States of America to John Jackson, Jr., recorded June 13, 1958 in Deed Volume 301 at page 89, Records of Klamath County, Oregon, as follows: "Subject to such rights for transmission line purposes as the California Oregon Power Company (now Pacific Power & Light Company) may have under the act of March 4, 1911."
2. Reservations as set forth in Deed from John Jackson, Jr., et al., to Fritz Krauss, recorded June 13, 1960 in Deed Volume 322 at page 47, Records of Klamath County, Oregon, as follows: "Subject to acreage and use limitations under provisions of the United

(for continuation of this description, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 55,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 55,000.00~~

(The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of December, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of HARNEY } ss.
December 15, 1976

Personally appeared the above named

Janet Detz

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-19-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the

_____ president and that the latter is the

_____ secretary of _____

_____ a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Detz, Janet
Field, General Store
Field, Oregon 97710
GRANTOR'S NAME AND ADDRESS

Wilder, Albert W, Sr & Cecilia L.
P.O. Box 697
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Albert Wilder, Sr.
P.O. Box 697
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veterans Affairs
1225 Flury St. S.E.
Salem, OR 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed

By _____ Recording Officer
Deputy

States Statutes and regulations issued thereunder: right of way to the California Oregon Power Company for transmission line, as shown by patent recorded in Volume 30 at page 89 of Klamath County, Oregon Deed Records."

3. Certificate for road purposes as set forth in instrument recorded August 10, 1959 in Deed Volume 314 at page 673, Records of Klamath County, Oregon.

4. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 11th day of JANUARY A. D. 1977 at 10:33 o'clock A. M., and

duly recorded in Vol. M 77, of DEEDS on Page 483

FEE \$ 6.00

By W. D. MILNE, County Clerk
[Signature]